

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF SAN BERNARDINO COUNTY, CALIFORNIA  
AND RECORD OF ACTION**

March 16, 1999

FROM: MANUEL AHUERO, Director  
Real Estate Services Department

SUBJECT: **LEASE AMENDMENT FOR SOCIAL SERVICES GROUP (SSG) IN  
VICTORVILLE**

RECOMMENDATION:

Approve the Fourth Amendment to Lease Agreement, Contract No. 90-1074, with Harry Lifschutz, Prem N. Reddy and Joseph Chirco for space at 12219 Second Avenue in Victorville to house the SSG's Transitional Assistance Department (TAD) office.

BACKGROUND INFORMATION: On September 17, 1990, the Board of Supervisors approved a lease agreement with Harry Lifschutz, Prem N. Reddy and Joseph Chirco for 30,000 square feet of space at 12219 Second Avenue in Victorville to house the TAD program. SSG requested that Real Estate Services Department (RESA) negotiate an amendment to the lease agreement extending the lease term nine years and adding additional tenant improvements that will accommodate TAD/JESD (Jobs and Employment Services Department) co-location. This Amendment will extend the term an additional nine years from May 31, 1998, to May 31, 2007. RESA negotiated a decrease in the annual adjustment from 4.5% to 2.5%; and decreased the monthly rental rate \$.38 per square foot. This lease allows for termination for convenience of County by giving a 90-day notice of intent to terminate.

REVIEW BY OTHERS: This agenda item has been reviewed by the SSG and approved as to legal form by Deputy County Counsel Rex Hinesley on May 26, 1998.

FINANCIAL IMPACT: The monthly lease payments, which will decrease from \$52,742 (\$1.76/square foot) to \$41,400 (\$1.38/square foot), will be paid from the County Rents Budget (AAA-RNT-2905), and will be reimbursed from the SSG Budget (AAA-DPA-TAD).

SUPERVISORIAL DISTRICT: 1

PRESENTER: Manuel Ahuero

SB: 2794

bas: 2792